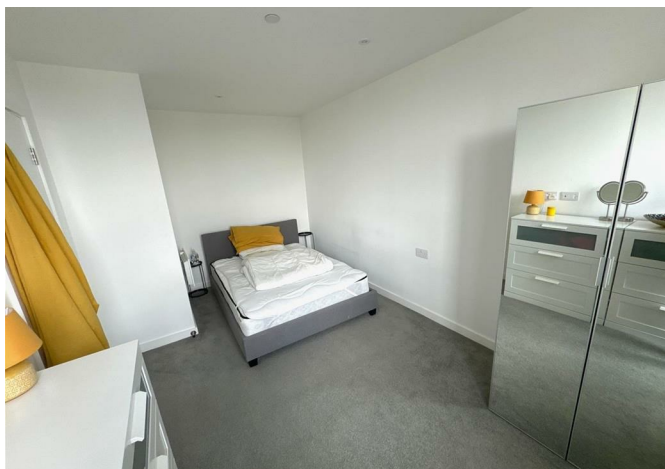




Apartment 21110 No 1 Old Trafford 4 Wharf End, Trafford Park, Manchester, M17 1LD

£182,500



## Apartment 21110 No 1 Old Trafford 4 Wharf End, Trafford Park, Manchester, M17

**£182,500**

Fantastic Investment Opportunity!

New to the market, this well presented spacious one double bedroom apartment is located in the popular No 1. Old Trafford development.

The property benefits from a large open plan living area with city views across to the River Irwell, stylish fully integrated kitchen with breakfast bar, large double bedroom, luxury bathroom suite with bath and shower, secure entry-phone access and neutral decoration throughout.

Residents have access to communal gardens and a roof terrace, daytime concierge with 24 hour security, co-working lounge, entertainment space for private dining, cinema / TV room, parcel lockers and secure cycle storage.

No 1 Old Trafford is located close to the Wharfside tram stop offering easy access to Media city and Manchester City centre.

This apartment can be bought with tenant in situ, so immediate income upon completion of sale.

248 years remaining of the 250 lease.

## Description

This brand new energy efficient one double bedroom apartment is located within No.1 Old Trafford, a prestigious development offering the opportunity to experience both City living and waterside living. With the new Wharfside tram stop, access into Manchester City Centre is just a quick ride away! The apartment boasts well laid out accommodation, and excellent views!

The on-site communal amenities comprise roof terrace, daytime concierge and 24 hour security, co-working lounge, entertainment space for private dining, cinema room / TV lounge, parcel lockers and secure cycle storage.

## Situation

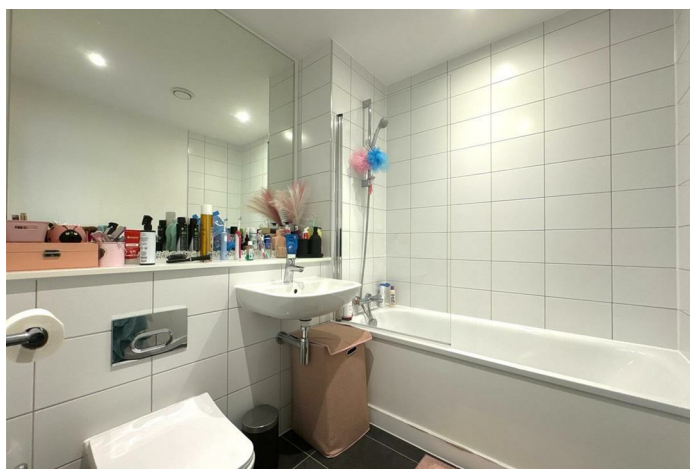
This brand new energy efficient two double bedroom, two bathroom apartment is located within No.1 Old Trafford, a prestigious development offering the opportunity to experience both City living and waterside living. With the new Wharfside tram stop, access into Manchester City Centre is just a quick ride away! The apartment boasts a dual aspect lounge providing superb views over the River Irwell, and further enjoys allocated parking for one vehicle.

The on-site communal amenities comprise roof terrace, daytime concierge and 24 hour security, co-working lounge, entertainment space for private dining, cinema room / TV lounge, parcel lockers and secure cycle storage.

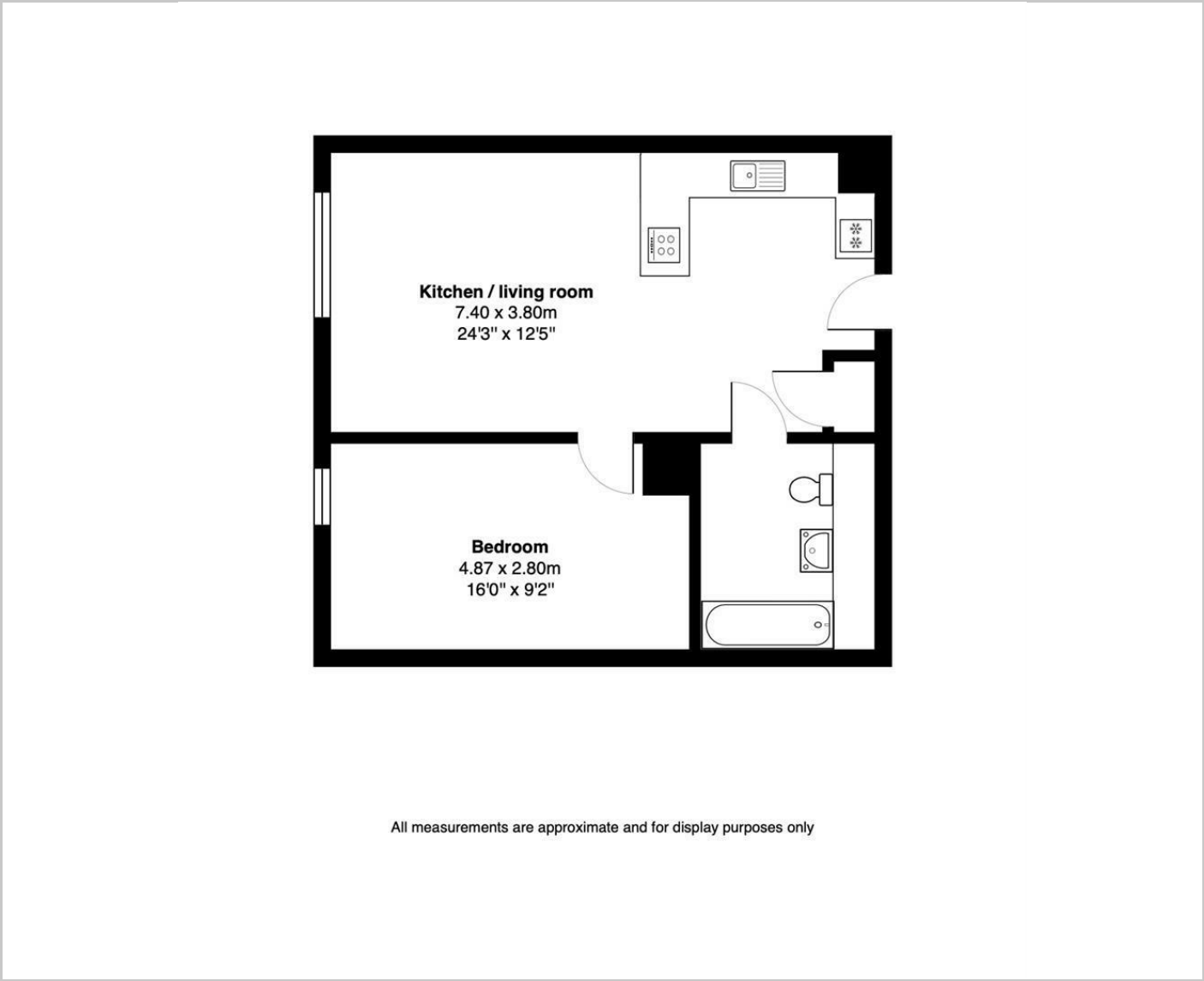
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Council Tax Band: B

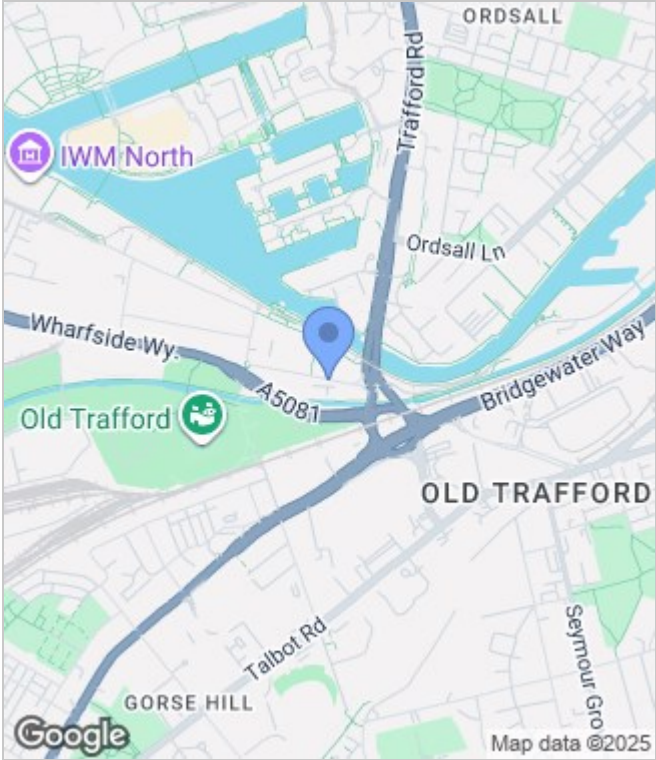
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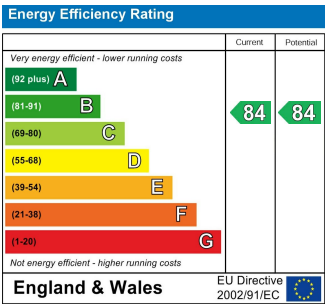
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.